est/mated value of \$1,273,390.

VOICE FROM GOLDEN WEST.

Californian Holding Realty Here

Sees Great Prospects.

good market, when the possibility of war with Mexico (1912-13), the out-break of the world's war in 1914, and

finally our participation in it (April, 1917), changed the bright outlook into such absolute stagnation that a further

hortage because we were forced to send wast sums East, from whence but lit-

essities rose inordinately in price.

came back. Meanwhile all life ne-

hold good as to New York,

The money shortage explanation can

nerchandise rose to dizzy heights.
The withdrawal of mortgage money

y the large insurance and other lend-

ng corporations was one cause of realty selline, another the restriction of build-

ng, another the great increase of labor

to vacant land favorably located for

large apartments was the prohibition of "steel construction" during the war.

The moment this ends all will be changed, as steel labor and materials will soon become plentiful and cheap.

When all is said and done real estate

s, excepting only Government bonds,

the only real property, as its name de-

the eyes of speculators and investors will turn to real estate, because it is

the prices of 1912 it is still much below

parity with other goods, as \$1,000 now

will not purchase one-half of the com-modities it would have bought in 1912.

decline materially while real estate advances to its old basis, or real estate must advance considerably higher than it was in 1912 to set on a proportionate basis with everything also.

Investors will clearly realize this, and der renewed demand a great maction

amounting almost to a "boom," is bound

MONTECETO, SANTA BARBARA, CAL.

INVESTING IN BROOKLYN.

Many Sales of Small Homes Re-

ported From That Borough.

old 864, 866, 868, 870, 872, 874 and 876

Driggs avenue, southeast corner of South Eighth street, seven three ctory and

basis with everything else

so cheap that even when it reacts

Now with peace so clearly

SUBURBAN HOME BUILDERS HESITATE IN VIEW OF LABOR AND MATERIAL PRICES

Extensive Construction Awaits More Settled Conditions | month a year ago. Thirty-three build- of I. Sargant to an investor. H. Wolf associated as broker.

M. Bennett & Sons have soid 592 Sixth

Conditions | M. Bennett & Sons have soid 592 Sixth -Homeseekers Buy Sites and Put Off Building Until Costs Are Lower

decrease in the cost of construction will not be equal to the advance in land.

The present cuticosk for building in the suburban developers that there will be any particular rush to build. Some new ideas of a country home in its construction, layout and size are expected to enter largely into determining to what extent new homes will be built. There is a growing feeling that apartment house dwellers are fast coming to realize that the high rontais which they are now paying for dwelling accommodations in the city can be placed into suburban homes to advantage. The question is steadily take.

discrease in the cost of construction will in the advance in land.

The present cuticosk for building in the suburban will not be cleared up until spring. That is to say, will rapidly become things of the past. If the house is to have an attic, Mr. another economical movement which being made only for short periods, pract is indicated in the trend of suburban home to be made covering any length of time. The situation is so that the builder will have to buy his materials it the prices prevailing on the day he needs them, whether those prices be high or low, unless he wishes to have the construction of his building drag along any period of development in the past. If the house is to have an attic, Mr. Another economical movement which is indicated in the trend of suburban home building is the reduction of the upikesp to a minimum. The future home to have the high or low, unless he wishes to have the construction of his building drag along any period of development in the past. If the house is to have an attic, Mr. Another economical movement which is indicated in the trend of suburban home building is the reduction of the upikesp to a minimum. The future home is the prices prevailing on the day he indicated in the trend of suburban home building is the reduction of he upikesp to a minimum. The future home is upikesp to a minimum. The future home is upikesp to a minimum. The future home is the pricesp revealing on the day he i dvantage. The question is steadily tak-ng on an economical aspect and one of the outgrowths of this is a new arrangent which developers are considering pecting the erecting of homes for ective commuters who are at pres it only in position to purchase land

The war has brought about a great many economical questions and they have been shived. Sacrifices were not found so hard to make when the cause was worthy. Developers believe, now that the populace have become more or less used to these sacrifices, it will no be such a difficult matter to make those who have long been wanting to move at into the country see the benefits to be derived. In fact the general cost of diving has reached such figures that every housekeeper is carefully weighing ap the worth of what he gets for his dollar and his dwelling accommodations have not been overlooked. He is apt to be more impressed with the opportunity to raise some fresh vegetables in his own backyard in a country home which he is buying with the rental he has heretofore been paying only for the buse of his flat.

Builders have recognized that the public, whose mind is now turning rapidly in reacs directions, has absorbed a great deal of the manners and methods which the Government pursued in its war work programme. The introduction of the cost plus basis, which was placed in vogue on particular will soon be amplied to by contracts, will soon be applied to atry home buildings, not only because nurban developers want to do some-ng for their prospective settlers but sause the latter have learned something about business which was not their before the war. They want to en-doy the thrill of a possible rise or fail in the commodities which are to going into their new homes; want to take a little of the risk which has been all the builder's, hoping to be able to buy and build on a falling, rather than a rising prarket. They want, most of all, to de-termine what is the most economical

"The plan of building on this line was explained by William A. Lambert, architect and president of the Nutley Realty Company. He said that there are a great minhy persons who would like to buy sew but have no money to build homes in the present unsettled market for build-materials. Many of them baving recognied that real estate, more especially in the suburbs, has not advanced in value materially, as compared with the commendation of the c practically every other commodity, are securing for themselves certain plots which will be put to use later. This ment developed the plan of building country home on the cost plus basis ony of the buyers asked if such an ar-perement could be worked out. After pasideration developers found that such blan was possible, and some of them have entered into agreement to build whosever the plot buyers wish, limiting the length of the life of this arrangement to one year after purchase of the land. The plan is to erect a house according to the wishes of the plan is to be the wishes of the plan is to erect a house according to the wishes of the plan is to ever a few or the wishes of the plan is to be the plan

solding off for building materials to homes. The public, it is expected, will issued at a value of \$207,495, against come down so as to buy a completed demand more compact houses, with less thouse at a lower figure than at present comes and so constructed that every quoted are doomed to be disappointed, inch of space is put to some purpose. Land values are sure to rise, and any The big attics and gables, erected in October, compared with the same

There is, however, a great unknown factor which might transpose the entire situation. A lot of material which was to have been used for Government war work has been released by the cassation of operations into which it was to go. Some of this material is at the source of supply, and some on or near the source of supply, and some on or near the jobs. On whether the Government or those who had contracts with the Government shall see fit to dispose of these materials at sacrifices or sell them at figures which will return them sufficient funds to cover the cost of labor depends the to cover the cost of labor depends the cost of many dwelling operations. Should the Government decide to dispose of its holdings of building materials, including plumbing and heating aparatus, at auction there is a possibility that some houses may be built at accounting any analysis. something near pre-war prices. There is also the alternate possibility that with the present stocks practically depleted in many lines, particularly plumbing, an auction of plumbing materials would perhaps bring higher than market prices through keen competitive bidding.

While the possibility of the Government auctioning much building material is likely, there is equally as much likely-hood that the Government will work out some plan with the supply contractors, whose stocks are depicted, to take back the unused materials at or near the prices paid for them. Such an arrange-ment would have a tendency to make prices hold.

It is a foregone conclusion that once the present stock of any building ma-terial is used up prices will advance if wages continue at the prevailing rate. The metal lines have felt this wage fluence perhaps more than any other. Prices here have advanced as much as 300 per cent. The big problem is the cost of labor. There will be a tendency for labor to want the same rating as was paid by the Government for war work, and if the demand is sufficient to maintain high prices this rate may be paid. Labor therefore is the biggest factor in the suburban building prob-lem, though the higher cost of coal and transportation must be considered also.

gramme, and these naturally do not show the increases which the others show the increases which the others have. Stone, tile roofing, slate roofing and some other articles are still pientiful. Such materials are very apt to be placed into dwellings, according to Mr. Lambort, and it is upon this belief that the home owner has like a that the home owner has for buildings estimated to cost \$78,he bases his idea that the home owner who builds on a cost plus basis will exert a great economic influence on the

School Near Van · Cortlandt Park

Eighty Lots Added to Site of Riverdale

is used will be about the windows and doorways. It is not beyond reason to expect to find interiors anished with some modern composition, intended to give a maximum of service and require the least repairs. New flooring ma-terials are as likely to be introduced into the modern home as metal ceilings. Plaster may find as a substitute heavy pressed cardboard panels.

These new ideas are partly brought about by the fact that paint and painters are hard to get and cost a lot of money. The reduction of the amount of timber used lessens the need of these two materials. The reason for the change is apparent from the facts that paint which used to be bought for \$1.50 to \$1.75 a gallon now cost about \$4.50 a gallon. A painter would apply it for from \$2 to \$2.25 a day, while the wage from \$2 to \$2.25 a day, while the wage scale to-day ranges between \$5 and \$5. The new era in country home building, which is strongly indicated, is not only due to the unusual labor conditions caused by the war, but it seems that the whole universe has been awakened and is prepared to do things—even build homes—in an entirely new way. omes-in an entirely new way.

BUILDING LEAST DURING OCTOBER

Comparison With 1918 Figures Shows Striking Effect of Government Ban.

How effectively the Government elimnated private construction work, once t had been decided that such a step was necessary to help win the war, is indi-cated in the report of building permits issued and their value, as compiled by transportation must be considered also.

The average increase in suburban work as compared with the spring of 1914, which was the lowest period in about ten years, is 40 to 50 per cent. but the average increase compared with the boom times of 1906, when prices were high, is only about 25 per cent.

There are of course from the contraction work in 142 cities throughout the United. There are of course some lines of building materials which have not been affected by the Government's war programme, and these naturally do not 788 in October, 1917, a decrease of 39 per cent. The nearest approach to the low watermark just emablished was in January, 1918, when the returns from

ber for buildings estimated to cost \$78,-500, which compares with eighteen a year ago tosting \$858,500. In Brooklyn, The plan is to erect a house according to the wishes of the piot buyer; he is to provided to the public through the system of the materials, labor and system of the materials to the development company.

The plan is to erect a house according to the wishes of the piot buyer; he is to provide the wishes of the piot buyer; he is to provide the wishes of the public through the war are sure to be continued. High cost to still the cost is greater, \$2,538,216, compared to \$1,410.465. Richmond, similarly affected, shows forty-seven buildings, against eighty-six, with the cost during that the development company.

The Bulkley & Horton Company has sold 864, 866, 868, 870, 872, 874 and 875 buildings is less, 631 against 214, but the cost is greater, \$2,538,216, compared to \$1,410.465. Richmond, similarly affected, shows forty-seven buildings, against eighty-six, with the cost during the stream of the development company.

The Bulkley & Horton Company has sold 864, 866, 868, 870, 872, 872, 874 and 875 buildings is less, 631 against 214, but the cost is greater, \$2,538,216, compared to \$1,410.465. Richmond, similarly affected, shows forty-seven buildings, against eighty-six, with the cost during the stream of the cost is greater, \$2,538,216, compared to \$1,410.465. Richmond, similarly affected, shows forty-seven buildings, against eighty-six, with the cost during the stream of the cost is greater, \$2,538,216, compared to \$1,410.465. Richmond, similarly affected, shows forty-seven buildings, against eighty-six. Where there was a considerable amount of Government work done, the number of buildings is less, 631 against 214, but the cost is greater, \$2,538,216, compared to \$1,410.465. Richmond, similarly affected, shows forty-seven buildings, against eighty-six, with the cost during the stream of the cost is greater, \$2,538,216, compared to \$1,410.465. Ri where there was a considerable amount

270 PARK AVE. 47th to 48th Streets Park to Madison Avenues Superb

Housekeeping Apartments Ritz-Carlton Restaurant Now Open 9 to 17 Rooms,

3 to 6 Bathr, \$6,500 to \$13,500

471 PARK AVE. S. E. Corner 55th Street

Duplex Studio Housekseping Apartments 8 to 16 Rooms, 3 to 5 Baths. \$4,500 to \$8,500

535 PARK AVE. N. E. Cor. 61st Street Eighth Floor

Southern Exposure 11 Rooms, 3 Baths, \$5,700

130 W. 57th ST. Duplex Studio Housekeeping Apartments 7 Rooms, 2 Baths, \$3,750 9 Rooms, 3 Baths,

\$4,250

40-48 W. 59th ST. Duplex Housekeeping Apartments 9 Rooms, 3 Baths,

\$3,200 Nouslas L. Elliman & Co

Town and Country Residences 414 MADISON AVE. 48th Street Murray Hill \$600

UNFURNISHED APARTMENTS TO LET. THE SEVILLIA APARTMENT Desirable apartments of 2, 3, 4 rootith bath may now be secured.

OR THE PROPERTY OF THE PROPERT

dishit costing \$206,175 in 1917; at Hamilton there were nineteen buildings costing \$157 474, against eleven building costing \$5,650 in 1917, and at Quincy last month there were 289 building permits issued valued at \$2,801,432 against mits issued valued at \$2,801,432 against axy-nine permits of a value of \$102,531 in 1917. The greatest number of building permits issued was at Seattle, Wash, where the total was 1,321 of an sixty-nine permits of a value of \$102.531 in 1917. The greatest number of build-ng permits issued was at Seattle, Wash., where the total was 1.321 of an

ward Person, and the six family house at 522 Seventy-seventh street for J. C. Waleh. Arthur L. Strong, builder, has sold to Mary L. Acevedo the dwelling on plot \$5x131, at the northeast corner of New-

The Clinton Trading Corporation has sold to Nils H. Guibranson three lots TO THE EDITOR OF THE SUN-SE: I read your realty article of October 20 at the northwest corner of Eleventh with great interest, as I am owner of a avenue and Eighty-second street, for the large block of vacant Rive side Drive erection of a dwelling and garage to be lots, which has been absolutely unsalae since about 1913, when the last ren- Hall was the broker.

drk avenue and Nineteenth street, Flat

onable offer was made. Realty was then The Frank Hughes Taylor Company at recovering from the effects of the of Montclair, N. J., has sold for Mary 1997-08 panic, with every prospect of a W. Dorrellx to Arthur L. Burroughs, her

BIG DEMAND FOR SPACE.

Cross & Brown Company has leased stores at 15 East Fifty-ninth street to severe decline set in, while oddly enough coverything else doubled and quadrupled in price.

C. Boauciero: at 11 East Fifty-ninth atreet to Mabel Green; at 1922 Broadway to the Sports Amusement Comat 524 Broadway to Joseph & Jacob leagus. Mr. Kelsey said:

Maryanov; at 66 Greene street to Henry Rose, Samuel Rose and Syman Jacobson; part of a floor at 12-14 West Thirty-seventh street to the Twentieth Century Millinery Exchange; lofts at on taxation of the Advisory Council of 1549 Fifth avenue to the George H. Preswhich the country's wealth steadily flows, and yet realty declined far below the panic prices of 1907-08, while all

Charles G. Keller has rented the

footies it would have bought in 1912. The southwest corner of 115th street and ence and exert it in the terms of the newly made committee will have a careful made committee will have a carefu

Beacon Homestead in Ardsley Park Bought by New Yorker for Summer Home

The Beacon homestead in Ardaley
Park, Ardsley, has been bought by Julius
of the Holloway estate in Prospect Park,
Blum of this city. The house was held
for sale at \$65,000. The Robert E Par-

mer C. Vaughn of Bronxville are the York realty broker.



In price.

I was told this decline amounted in New York, in cases of forced sales, to losses of 50 to 75 per cent. from prices current in 1912.

Here on the Pacific coast the same conditions prevailed and many properties were sold, under stress, at one-hird of prices once declined. Much of this was justly ascribed to severe money shortage because we were forced to send of the same of the Sports Amusement Company; the Wallace Box Company; the Wallace & Tierman Company; at 201 Broadway to Dubrow & Siegel; at 342 Broadway to Dubrow & Siegel; at 343 Broadway to Justly ascribed to severe money this was justly ascribed to severe money the shortage because we were forced to send to the Sports Amusement Company; then Will Force Relief for Realty.

The aims of the Taxpayers and Tenders Box Company; the aims of the Taxpayers and Tenders at 248 Broadway to Justly Broadway to Justly as a statement issued by Clarence H. Kelsey of the Title Gusrantee and Trust Company, who is treasurer of the land.

569 Fifth avenue to the George H. Pres-ton Company, at 33 Warren street to the Neptune Hardware Manufacturing G. Milbank is chairman. That com-the Neptune Hardware Manufacturing G. Milbank is chairman. That comthe Neptune Hardware Manufacturing G. Milbank is chairman. That commonly; at 454 Broome street to Pieer & Milbank is chairman. That committee, with the aid of experts and with the Irving Pitt Manufacturing Company; at 24-26 Murray street to the Weilworth Supply Company; building at 419 West Porty-ninth street to be Floreng Ziegfeld, Jr.; two floors at 251 because of the programme for an improved favored. i 419 West Forty-ninth street to out a programme for an improved tax larenz Ziegfeld. Jr.; two floors at 251 law which it is hoped will appreciably out a avenue to the United States reduce the proportion of the total tax Florenz Ziegfeld, Jr.; two floors at 201
Fourth avenue to the United States
Rubber Company; loft at 9-11-13 Walker
street to Peter Siebel, and the building
at 641-7 West Fifty-fifth street to C. T.
Silver.

Silver.

Silver.

Silver.

Silver.

Silver.

"There have been in the past a num sixth floor, centaining 11,000 square ber of these committees on taxation feet, at 37 to 45 West Twentieth street, which have made very careful and to Julius Sonn & Co. M. & L. Hess were associated as brokers. J. Arthur Fischer has leased the store at 40 West Thirty-eighth wireet to R. Shapera, and the first loft at 666 Sixth avenue to Peter Magas and others, to be used for a restaurant.

1 Shaw & Co. have rented the store at the southwest corner of 115th street and Eighth avenue to L. Petidor.

REAL ESTATE FOR SALE

WATER FRONT PROPERTIES FOR

One vacant block with Rail con-nections. Free lighterage. EAST RIVER, Manhattan Island Block front, partially improved. with brick building and buikhead.

Tract of about 16 acres on 30-foot channel, adjoining tract of 14 acres in 'rear. Hall connection. Free lighterage limits.

age.
One fract of about 125 acres with
2,300 ft. of frontage.
Will least both of the above properties to responsible parties. BOSTON HARBOR Choice property of about \$5 acres with 1,000 ft. of frontage. Hall con-

FLOYD S. CORBIN, Specialist Water Fronts, Factories and Factory Sites 10 WALL STREET, N. Y.

REAL ESTATE.

REAL ESTATE.

FOR SALE OR RENT MANUFACTURING PLANT

STANDARD KNITTING MILLS ocated at GRANDVIEW AVENUE and GROVE ST., BROOKLYN, N. v. STORAGE, WAREHOUSE OR ANY MANUFACTURING

STANDARD KNITTING MILLS

PACTORY PROPERTY POR SALE,

FACTORY PROPERT

SOUTH NORWALK, Conn. Ground Measurements About

Basement; boilers, engines, main belting and shafting intact; partial

Sprinkler System.

WM. D. O'DONNELL

20 FIFTH AVE., or Chas. A. Sherwood, at factory, South Main and Cross Streets, South Norwalk, Conn.

FACTORIES EVERYWHERE hert A. Stontenburgh, Newark, N. J.

MORTGAGE LOANS.

J. Romaine Brown Co. 299 Medison Avenue. WITH THE PROPERTY OF THE PARTY OF THE PARTY

HESS Business Property

they will not have to be until a limit ts The aims of the Taxpayers and Tennecessity of selecting and securing new Greenbaum, Miss Gene Houston, Dr. sources of revenue becomes imperative."

Alexander Smith and Alexander Well:
and at 317 West Ninety-fifth street to E.

MANY ARE RENTING DWELL. Stuffer Miss Lila Ross, Miss Clara Lew-

INGS.

The Duross Company has leased the three story house at 26 Grove street for Charles E. Manierre to Bertha Rembaugh for two years, the three story house at 47 Barrow street for Evelyn Bollantine to Ruth Murchison, the three story house at 39 Barrow street for James D. McClelland to Mrs. Nellie Foote, and the four story building at 8 (Christopher street for John S. Kelly to William J. Kannady.

William J. Kennedy.
Pepe & Bro have rented for Major
Victor C. Pederson, United States Medi-Shaw & Co. have rented for the Nas-

hearing. Experience leads to the con-

rence, John B. Wells, Arthur Ayles we Tobias Keppler and E. F. Werring.

RENTS MOUNT KISCO ESTATE. Julia Beverley Higgens has leased ings, for ten years, to Miss Moyea N ell, whose estate adjoins Guard Hill.

BUYS AT ROCHELLE HEIGHTS Louis V. Ensinger has sold his Co-onial house in Rochelle Heights to Kenneth B. Millett of White Plains.

REAL ESTATE WANTED.

REAL ESTATE WANTED.

WANTED AT ONCE

An important estate within forty miles of New York City that can be bought for about \$100,000. Principals only.

Douglas L.Elliman & Co.

At 48th Street 414 MADISON AVE. Murray Hill 5600

RARE BARGAINS IN HIGH GRADE PROPERTIES.

been devoting their time county places and estates which may be purchased at prices advantageous to the

Some of the most attrac-tive country homes around and about New York arc included to the list, rang-ing from \$15,000 to

We Solicit Your Requirements. Robert E. Farley Organization, Dept. of Estates.

7th Floor, 12 East 44th St.

LONG ISLAND REAL ESTATE FOR SALB

Suburban

Homes and Home Sites **ESTATES**

Improved and Unimproved Little Neck

Office, Jackson Offices Neck Boad, Tel 220 B'way, N. Y. 2836 Edyside. 3262 Cort.

KEW GARDENS BOROUGH OF QUEENS, FIVE MINUTES WALK TO G ISLAND BAILROAD STAT seven Room Stucco House Lefferts Ave., bet. St. John's St. and Queens Sloulevard: all modern im provements, including steam hes-electric light, hardwood and parque floors; ready for occupancy; must be the appropriated; price \$6.50. seen to be appreciated price 18,500 HEUDORF REALTY CO., INC., 401 Lafavette St., N. Y. Tel. Spring 2651

Forest fills Cardens

"A Forward Movement in Sabarban Development." Minutes from Penna, Statts mace and Villa Plots for Sa Nearon Connections Properties. Insurance SAGE FOUNDATION HOMES CO.
41 W. 84th St., or Forest Hills, L. L.
Send for Booklet '8.

Et 70x100 in most destraine built-up

Let 702100 in most destraine built-up section, free use if desired of complete class of specification of beautiful nouse specially designed for this plot.

Owner, B. T. All. EN.
33 Grenfell Avenue, Kew Carden. HOUSES FOR SALE.

BROOKLYN.

FOR SALE—elixteen room house, ma-ogany tapestry trimmed; in Flatbush's nest section; any one who wants to buy 100,000 home at a sacrifice, communicate norm 104, 79 Wall st.

REAL ESTATE-OREGON. FOR SALE.

OREGON ALFALFA STOCK RANCH 310 acres irrigated land, where blizards and cyclones are unknown; climate ideal if your son wants to come West and go in the stock business you will make no mistake in writing for particulars to ow CHAS. C. O'NEIL, Fruneville, Oregon.

NEW JERSEY REAL ESTATE FOR SALE

MONTCLAIR

FOR RENT UNFURNISHED

Attractive house, 10 rooms, \$1,200 Residence, 12 rooms, 3 baths, large grounds, termis cours

Erick and stucce residence, 11 rooms, 3 baths, solarium, sleeping porch, garage, 2,000

Mountainside residence surrounded by beautiful lawns and garage rooms a baths, the view, stable and gardener's cot-tage. 3,000

F. M. Crawley & Bros. Real Estate Brokers Opp. Lackawanna Station Montclair, N. J.

PROTECT YOUR HOME by insuring the title to your property We insure titles to real catate in Berges and Rockland Counties. Send for bookle NORTH JERSEY TITLE INSURANCE CO. HACKENSACK, N. J. Send 25c for Bergen County Map.

S 1 ENDID HOME BARGAIN READY FOR OCCUPANCY NOW. The rent you now pay and a small peant down secures thile; \$8.800; plot 100ax et; 11 big rooms, 2 baths, wide verands settled neighborhood; near



CRANFORD, N. J.—Seautiful atucco house, 5 rooms, 5 baths, easy terms, 8. R. DHORSCHERR, 75 Warren St., New York, or Lincoln Ave. Cranford, N. J.

REAL ESTATE-FLORIDA.

Spend the Winter at LAKELAND **FLORIDA**

Scive the high cost of living, escape worry over coel shortage, miloy the delightful climate.

Where you may secure a life income by investing in a 10 acre grapefruit or orange grove, scientifically cared for by low cost, co-operative methods.

A plarted 10 acre grove costs \$4.030, payable 20 per costs down, balance in custrely instalments.

Maily grove conners are now carning from £00 TO \$1.000 net a VIAR. Many grove awares are new carning from \$500 TO \$1,000 net a YEAR PER ACRE names and oldresses furnished on request.

Our illustrated booklet answers all questions. Write for a copy and read it. Then, if you are in position to disance a grove, visit the property and spend a week at the Country Club as our guest.

W. S. HALLAM & CO. 225 5th Ave. N. Y.

FLORIDA -At LAKE ALFRED we inlieve we have the best ORANGE and GRAPEFRUIT

proposition in the State. Heat location best grove care, less results. If interested, send for illustrated backlet. FLORIDA FRUITLANDS CO., S. S. THORDE, Northern Sales Mgr., 15 E, 42d St., N. Y. Murray Hill 8539.

The Riverdale Country School has just large plateau upon which there has been saided another large property to its holdings in the Riverdale section of the city. dale lane and the Albany post read, the varieties edge of what formerly were the rest of the plateau is the school athletic field. Eighty lots along Fieldston road, Riverperchased by the school trustees from the Newton Land Association, which has swined them for some time. The acquisition is probably the last to be made by the school, because it completes the site the trustees had planned to secure when they set out four years ago to assemble the realty. The holdings of the school are about half the area of Columbia Deliversity property in the Morningsfile

The combined property embraces a ward J. Thompson secretary. OFFICE TENANT MAY CLIMB.

Doing It Elsewhere, So It Is Likely That It Will Be Tried Here. Office building population may soon be asked to do some stair climbing in order to conserve coal. A step in this direction is seen in the notice placed in a downtown building telling what affice building tomants in Pennsylvania areadoing to help the coal situation in that State. The notice reads:

The Pennsylvania Fuel Administra-tion has issued regulations in regard to hexator service in office buildings. These payator service in office buildings. These regulations specify that the first stop up and the last stop down shall be the third floor (this means that tenants on the second floor must walk up or down). That elevator eperators will not be alsewed to carry passengers one floor in alther direction; all passenger elevators to be shut down at 6 P. M. and started at 7.20 A. M. all elevators to be about the charter of the charter Sown from 3 P. M. Saturday to 7 A. M. Monday.
"While the New York Fuel Adminis-

tration has not put in force such a cegu-ation and we sincerely trust they may not have to, it is nevertheless a faxt

nected, within the past year, a new school building upon the unique one story plan. This building overlooks all th

The property just acquired will not be developed at once, the plans being to erect eventually a number of buildings, including a large dormitory and cottages for married masters. The school building itself, designed by McKim, Mead & White, is over a city block long and half again as deep, Joseph P. Day negotiated the sale. The Newton Land Association comprises learned W. Simpson president and Edward J. Thompson secretary.

that elevators 'eat' coal. It is interesting to know what others are doing to

When you realize it uses nearly as

much coal to run an elevator one floor, with one stop and start, as to make a through trip of twenty-five floors, we are ure you will do your share to reduce the number of unnecessary or avoidable stops."

ADDS TO NEWARK PLOTTAGE. Nathan Schwartz, who recently bought 10 and 212 Central avenue, through to ecker street, Newark, from the Ger eral Leather Company, has bought an additional adjoining plot fronting 60 feet on Hoyt street, with a depth of 120 feet, from the same sellers. Foist & Feist were the brokers

were the brokers. WESTCHESTER REAL ESTATE.

For Sale-Pellam Heights. 10-room modern Dwelling: three baths; plot 100x125; attractive price and terms. ASHFOTTH & CO.,

Real Estate values touched

show the sharpest advances. SCARSDALE the Exquisite,

Very near Manhattan, with fine roads, nearby country clubs, excellent railway ac-commodations, and a delightful social environment, these prop-erties will meet every require-ment of the fastidious purchaser.

14 W. 40th St., New York City. Phone Vanderbilt 519.

WESTCHESTER REAL ESTATE.

Every purchase of real es-tate should involve the prob-ability of future money profit in addition to every other ad-vantage sought. Wherefore, the prospective home owner should study the market and buy when values are as low as they are

bottom months ago, when labor shortage, high costs of ma-terials, restrictions and wartime terials, restrictions and wartime conservatism retarded buying. As conditions readjust themselves to peace-time standards, and men and women yield to 'the desire to own their own homes, "supply and demand" will force a steady advance in values. It is freely predicted that the movement to the suburbs will be unprecedented, and the choicest sites, of course, will show the sharpest advances.

premiere among residential places, offers acreage tracts for future country homes on Birchall Drive and Fenimore, Heathcote and Kelwyn Roads.

FRED'K FOX & CO., Inc.

W. E. G. GARLLARD, St Pine St. Tel. John 1088.

FOR SALE

180x155 Building Three-Story, Attic and

Convenient to R. R. and Boat. For other information address

BALK OR REST.

FUNDS For Investment in First Mortgages
On Well Located Properties

CITY REAL ESTATE.

ner for sale. Markham Realty Corporation

CLARENCE W. ECKARDT, President

31 Nassau St. Telephone: Rector 1560

We offer this

desirable cor-

81 Hudson Street

Corner Harrison St.

ASHFORTH & CO.

REAL ESTATE

Management Particularly

501 Fifth Avenue. Established 1852 \$300,000 AT 5% TO LOAN JOHN FINCK, 198 Broadway

> CHAS. F. NO. Es Co.
>
> Real Estate
>
> 12 William St. Tel. John 2011. REAL ESTATE FOR SALE.

WATER FRONT-Finest Manufacturing Site in the Metropolitain Zone. No Restrictions.
About 12 acres, with rail connection,
42 feet frontage Flushing River,
draught 18 feet; dock on property;
large frontage on the finest of roads,
within a miles heart of Manhattan; 500
feet to Barge Canal terminal; trolley,
subway station near; adjoining property
being mapped for Union Station
for Flushing and Fort Washington
Hranch, Long Islant Railroad price
and terms right. For further particulars apply to

R MBL Y C MPANY, Inc. Phone \$207 Cortlandt, & Cortlandt St.